

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 ROWAN DRIVE DOVETON VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Doveton

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 SCARLET DRIVE DOVETON VIC 3177	\$635,000	06-Jul-26
80 CHARLES GREEN AVENUE ENDEAVOUR HILLS VIC 3802	\$760,000	23-Jul-26
49 ROSS STREET DANDENONG VIC 3175	-	21-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 September 2026



6 SCARLET DRIVE DOVETON VIC 3177

4 1 1

Sold Price

\$635,000

Sold Date

06-Jul-26

Distance

0.44km



80 CHARLES GREEN AVENUE ENDEAVOUR HILLS VIC 3802

4 1 1

Sold Price

\$760,000

Sold Date

23-Jul-26

Distance

1.6km



49 ROSS STREET DANDENONG VIC 3175

4 2 1

Sold Price

- Sold Date

21-May-26

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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